

Holland Township Planning Board

Minutes of the Regular Meeting

October 14, 2013

The meeting was called to order by Chairman Rader:

“I call to order the October 14, 2013 Meeting of the Holland Township Planning Board. Adequate notice of this meeting was given pursuant to the Open Public Meeting Act Law by the Planning Board Secretary in December 20, 2012 by:

1. Posting such notice on the bulletin board at the Municipal Building.
2. Published in the December 20, 2012 issue of the Hunterdon County Democrat
3. Faxed to the Express Times for informational purposes only.”

Flag Salute

Chairman Rader asked all to stand for the Pledge of Allegiance

Identification of those at the podium

Present: Dan Bush, Susan Grimshaw, Ken Grisewood(Sworn in after approval of the minutes), Michael Keady, Michael Miller, Carl Molter, Dan Rader, Thomas Scheibener, Laura Souders, Melissa Tigar, Duane Young, Don Morrow, Esq., Attorney, Richard Roseberry, P.E., Engineer, Sue Barber for Court Reporter Lucille Grozinski, CSR, and Maria Elena Jennette Kozak, Secretary.

Excused Absent: Dave Grossmueller and Elizabeth McKenzie, Planner

Let the record show there is a quorum.

Minutes

A motion was made by Mike Keady and seconded by Mike Miller to dispense with the reading of the September 9, 2013 minutes and approve them as distributed. All present were in favor, with the exception of Ken Grisewood who abstained. Motion approved.

Oath of Office:

We have a new appointment to swear in:

(Determined on September 17, 2013 at the Township Committee Regular meeting)

Ken Grisewood – Alt #2 filling the unexpired term of Duane Young ending 12/31/2013

Attorney Morrow swore in Ken Grisewood as Alternate #2. All present congratulated Mr. Grisewood on his appointment.

Old Business:

Block 13 Lot 3.01 – 110 Adamic Hill Road – Donald Yowell Sr. – Minor Subdivision with Variances. Approved with Conditions October 8, 2012. Extension Request September 17, 2013 in a letter from Attorney Cole. BOARD ACTION NEEDED. After some discussion a motion was made by Susan Grimshaw and seconded by Tom Scheibener to grant a 90-day extension. At a roll call vote, all present were in favor with the exception of Mike Miller, Melissa Tigar and Ken Grisewood who abstained. Motion carried.

Block 24 Lots 3 & 13 – Huntington Knolls LLC – Amended Site Plan Map(24 pages with a date stamp of July 13, 2013) and Stormwater Management System Hydrologic & Hydraulic Calculations report dated July 2013 received into the office on July 18, 2013. Board discussion. Let the record show that Ken Grisewood and Mike Keady recused themselves, left the room and were in the office of the planning board until they were requested to return to the meeting,

Applicant’s Attorney William Caldwell is present. Board attorney Morrow asked if Mr. Caldwell has reviewed the letters of the board professionals. Mr. Caldwell responded yes but does not see this as a new application. Board Engineer Roseberry responded that the board professionals are not saying that it is a new application but that substantial changes have been made. More discussion took place regarding the resolution adopted in 2011. Mr. Roseberry and Mr. Morrow stressed that the Planning Board is not looking to have this come before them as a new application. Mr. Caldwell stated that he does not believe that the Highlands Council needs to be involved with this ongoing application and he asked the board where they were going from here which had Mr. Morrow asking where the applicant’s engineer was to discuss the ongoing application. Mr. Caldwell said their engineer was not available that evening. Mr. Morrow reminded Mr. Caldwell that he is aware of Land Use Law and that as the applicant’s attorney he needs to decide if the changes are substantial and if the applicant is interested in having a public hearing to discuss said changes. The choice is the applicant’s but the board and its professionals are interested in discussing the letters at a meeting. This brought up a waiver to the conditions discussion and the need for a public hearing as the conditions were agreed upon and not forced and the applicant is now seeking a waiver to those conditions. The Public has the right to hear the who, what, where, when and why the applicant is looking to change what was agreed upon. This is an amendment. More discussion took place on how the board professionals did not do an intense review as they noticed a lot of conditions were modified or not satisfied and they stopped the review to save the applicant money. With that being said, the professionals have issues that need to be discussed before the board. After some exchanges on perception of what the board should or should not have control over, the applicant was advised to have their engineer contact the board professionals for discussion. Mr. Caldwell asked if this application will be on the November agenda and Secretary Kozak said she would have it on the November agenda under OLD BUSINESS as it has been for the past months unless Mr. Caldwell contacted her. Mr. Morrow reminded Mr. Caldwell that he should speak with his clients and decide if they want a public hearing or if they just want to speak with the board and the professionals.

At 7:50 pm the chairman called for a break.

Mr. Grisewood and Mr. Keady returned to the dais and the meeting resumed at 7:55 pm.

New Business:

Diocese of Metuchen/Bethany Ridge – Block 6 Lot 1.34 – off Millview – Holland Township Capital Project – NJSA 40:55D-31 Summary: property acquisition by Township needs to be reviewed by Planning Board for consistency with Master Plan. Block 6 Lots 1.02 & 1.03 approved for consistency with Master Plan July 8 2013; this parcel is in addition to that particular land acquisition. A resolution was prepared for board review. A brief explanation was given that at the time of purchase of the Bethany Ridge project, which the Planning Board did endorse to the township committee as being consistent with the Master Plan, Lot 1.34 was discovered as also being owned by the Diocese. The Diocese offered this to us as part of the original purchase of Lots 1.02 and 1.03, so the acres associated with Lot 1.34 did not cost the Township anything additional but would increase our acres we are preserving. With no questions being asked, a motion was made by Tom Scheibener and seconded by Mike Keady to send a message to the Township Committee and to endorse the resolution prepared that basically states that this proposed acquisition of land is consistent with the Master Plan. At a roll call vote, all present were in favor. Motion carried.

Holland Township School- Block 6 Lot 65-various projects for courtesy review for consistency with Master Plan – Board Planner McKenzie prepared a review for the board in a memo dated October 14, 2013. Ms. McKenzie reminded the board that the Board of Education is required by the State of New Jersey to submit copies of any plans for improvements or expansions of school facilities to the local Planning Board as a courtesy review as approval of the plans is NOT within the Township's jurisdiction. With that being said, a summary of each of the six proposals was given even though architectural plans were not submitted. The improvements are proposed to be covered by grant funding and are consistent with the Township's Master Plan. A motion was made by Mike Keady and seconded by Mike Miller to send a message to the Board of Education that the proposed projects are consistent with the Holland Township Master Plan. At a roll call vote, all present were in favor with the exception of Ken Grisewood and Tom Scheibener who abstained. Motion carried.

Completeness Review:

There was not a completeness review schedule for discussion.

Resolution

There were no resolutions scheduled for discussion.

Public Hearings

There were no public hearings scheduled.

Sub-Committee Status and Updates:

Mr. Keady re-stated the Highlands Environmental Resource Inventory has been forwarded to the Planning Board and that the Planning Board sub-committee has met to discuss the revised Highlands Council Master Plan element worked on by Planner Michael Mueller. The revised draft was presented for review. After some additional discussions, the board decided that scheduling a Public Hearing in November for the Master Plan Element and the Environmental Resource Inventory would take place. Secretary Kozak will work with Attorney Morrow and Planner McKenzie on the process. As soon as the revised documents are given to Secretary Kozak she will distribute them. It was discussed that a 10 minute public hearing for the discussion of the above documents is likely to take place. Secretary Kozak will be in touch with the Highlands Council to let them know of the tentative public hearing to take place in November at the scheduled Planning Board meeting. If there is a problem with the documents being received and the notice not being published on time then everyone will be made aware that the hearing is not to take place in November and consideration will be given to the scheduled December meeting.

Public Comment

Ted Harwick – praised everyone for coming in on a holiday.
Anthony Roselle – Hello to all

Miscellaneous

Nothing to be discussed at this time.

Executive Session

No executive session was needed at this time.

Adjournment

Tom Scheibener made a motion to adjourn. Motion approved. The meeting ended at 8:05 p.m.

Respectfully submitted,

Maria Elena Jennette Kozak

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Secretary